Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
July 7, 2026 – 6:00 p.m.
Minutes

Members Present:
Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:
Daniel Haygood, County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Jill Faulkner, Human Resources Director
C.J. Worden, EMA Director
Lisa Davol, Parks and Recreation Director
Guy Herring, Planning and Code Enforcement Director
Ethan Perry, Planner

Call to Order: 6:00 p.m.
Chairman John Daniell called the meeting to order.

Pledge of Allegiance:
County Attorney Daniel Haygood led the Pledge after a moment of silence.

Approval of Agenda:
ACTION:

Motion:	Chuck Horton made a motion to approve the July 7, 2026 Agenda.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Statements and Remarks from Citizens:
Jolene Gilbert, 1401 Lane Creek Drive, expressed safety concerns over speeding in Lane Creek Neighborhood.

Tom Golden, 1361 Lane Creek Drive, spoke of speeding and traffic safety concerns in Lane Creek Neighborhood.

D.J. Butler, 1051 Apalachee Trace, speaking on behalf of the Lane Creek Homeowners Association, spoke about the traffic and speeding issue in Lane Creek Neighborhood.

County Administrator Justin Kiruoac advised he would meet with the HOA President to discuss the problem further.

Statements and Remarks from Commissioners:
Chairman Daniell stated the road department recently received data back from the Lane Creek signs that will be assessed soon. Also, the county is working on a Traffic Calming Policy. He stated speed bumps are not allowed on county roads, but other measures can be considered.

Chairman Daniell thanked the Tourism Department for their work to make the America 250 Celebration a success.

Chairman Daniell shared the 2026 tax digest numbers and explained the millage rate calculations.
He recommended millage rates of 4.124 for unincorporated areas and 5.154 for the incorporated areas, which is the same as the 2025 tax rate.
The required Public Hearings will be held July 28, August 4, and August 25. Adoption will follow at the August 25, 2026 BOC meeting.

Approval of Minutes:

Minutes of June 2, 2026 Regular Meeting, and June 16, 2026 Town Hall Meeting, and June 30, 2026 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the June 2, 2026 Regular Meeting, the June 16, 2026 Town Hall Meeting and the June 30, 2026 Agenda Meeting minutes.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Proclamation Recognizing April 2026 as Safe Digging Month in Oconee County:

Presented by: John Daniell, Chairman
Commissioner Amrey Harden presented a proclamation recognizing Dr. Spence A. Johnston Day as July 3, 2026 and naming the new surgical suite at Animal Services in his honor.

Rezone No. P26-0115:

Applicants:	Pittman & Greer Engineering
Owners:	AAC Land Partners, LLC
Location:	1660 Plaza Parkway
Acreage:	±14.3550
Zoning:	B-2 (Highway Business District)
Request:	Modify the conditions of existing rezone #P24-0115

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-2 (Highway Business District) in the Regional Center Character Area. The applicant and owner request a modification of the conditions of rezone #P24-0115 to allow for medical offices in lieu of the hotel; increase the number of buildings to four and the proposed lot count to three; and increase the total square footage to a maximum 113,620 SF (58,870 SF designated as Fitness Center/Health Club use and 54,750 SF as medical office use). Staff and the Planning Commission recommend approval of the request with eight conditions.

Variance No. P26-0116:

Applicants:	Pittman & Greer Engineering
Owners:	AAC Land Partners, LLC
Location:	1660 Plaza Parkway
Acreage:	±14.3550
Zoning:	B-2 (Highway Business District)
Request:	Special Exception Variance to reduce the minimum required parking spaces and allow parking spaces to exceed allowed distance form building

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion:	Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-2 (Highway Business District) in the Regional Center Character Area. The applicant and owner request a Special Exception Variance from UDC Code Article 6 Section 604.04 and Table 6.1 to reduce the minimum required off-street parking spaces from 471 spaces to 441 spaces and another Special Exception Variance from UDC Code Article 6 Section 606.01 and Table 6.4 to allow parking spaces to exceed the allowed distances from a building. Staff and the Planning Commission recommend approval of the request with eight conditions.

The Public Hearing was opened.

<u>*Justin Greer, Pittman & Greer Engineering*</u>, applicant, requested approval of the rezone modification and explained the parking reduction.

There were no further comments in favor of the request and no comments against the request.
The Public Hearing was closed.

<u>ACTION:</u>

Motion:	Chuck Horton made a motion to approve Rezone No. P26-0115 for AAC Land Partners, LLC; modification of conditions of previous rezone; ±14.3550 acres; 1660 Plaza Parkway with eight conditions.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed to approve Rezone #P25-0115 with eight conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

<u>ACTION:</u>

Motion:	Chuck Horton made a motion to approve Variance No. P26-0116 for AAC Land Partners, LLC; reduce the minimum parking spaces and allow spaces to exceed the allowed distance from the building; ±14.3550 acres; 1660 Plaza Parkway with eight conditions.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed to approve Variance #P25-0116 with eight conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

<u>Rezone No. P26-0117:</u>

Applicants:	Valiant Services
Owners:	Front Row Properties, LLC
Location:	2053 Experiment Station Rd, Buildings 800 and 900
Acreage:	±0.25
Zoning:	OIP (Office-Institutional Professional)
Request:	Modify the conditions of existing rezone #7278 approved November 7, 2017

Presented by:	Guy Herring, Planning & Code Enforcement Director
Discussion:	Mr. Herring briefed the Board regarding the request for the property, which is currently zoned OIP (Office-Institutional Professional District) in the Civic Center Character Area. The applicant and owner request a modification of the conditions of rezone #7278 to remove Neighborhood Scale Church from the list of disallowed uses; and modify the Concept Plan to indicate parking calculations for the mix of proposed uses in the existing office park. Staff and the Planning Commission recommend approval of the request with nine conditions.

The Public Hearing was opened.

David Elder, Valiant Services, applicant, requested approval of the rezone modification.

There were no further comments in favor of the request and no comments against the request.
The Public Hearing was closed.

ACTION:

Motion:	Mark Saxon made a motion to approve Rezone No. P26-0117 for Front Row Properties, LLC; modification of conditions of existing rezone #7278; ±0.25 acres; 2053 Experiment Road, Buildings 800 and 900 with nine conditions.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed to approve Rezone #P25-0117 with nine conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

Special Use P26-0118:

Applicants:	Carter Engineering
Owners:	Grace Fellowship Church of God, Inc.
Location:	1150 Malcom Bridge Road
Acreage:	±21.65
Zoning:	AR (Agricultural Residential District)
Request:	Special Use modification to an existing special use approval #7581

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AR (Agricultural Residential District) in the Suburban Neighborhood Character Area. The applicants/owners request a Special Use modification to an existing special use approval #7581 to modify the previous condition #5 to remove the requirement for a fence as part of the required incompatible use 25-foot landscape buffer; modify the Concept Plan to indicate the existing 3,725 SF residence structure will remain on the property and be used for church use; and modify the landscape plan in the entrance median to plan lower-profile ornamental shrubs instead of six Kanzan Cherry trees. Staff and the Planning Commission recommend approval of the request with eleven conditions.

The Public Hearing was opened.

Jeff Carter, Carter Engineering, applicant, requests approval of the Special Use, removing the fencing requirement. He read neighboring property owners' letters of support of evergreen buffering instead of fencing. The request also includes allowing the house on the property to be used for administrative purposes and not requiring trees in the median.

There were no further comments in favor of the request and no comments against the request.
The Public Hearing was closed.

Commissioner Horton asked about the fencing requirement for churches.
Mr. Herring advised it is required by code. He also explained the original rezone request included removal of the house on the property.

ACTION:

Motion:	Chuck Horton made a motion to approve Special Use No. P26-0118 for Grace Fellowship Church of God; modify the conditions of an existing use approval #7581; ±21.65 acres; 1150 Malcom Bridge Road with eleven conditions.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None

Final Action:	**Motion Passed to approve Special Use #P26-0118 with eleven conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

Variance No. P25-0300:

Applicants:	Chip Patterson
Owners:	Chip and Elenor Patterson
Location:	2759 Allegheny Lane
Acreage:	±0.75
Zoning:	R-1 (Single Family Residential District)
Request:	Special exception variance to reduce the required rear setback for an accessory private recreational facility from 40 feet to 15.6 feet.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned R-1 (Single Family Residential District) in the Suburban Neighborhood Character Area. The applicant and owner request a special exception variance from UDC Code Article 4 Section 410.02.b. and Table 4.1 to reduce the required rear setback for an accessory private recreational facility from 40 feet to 15.6 feet. Staff recommends denial of the request. However, if the Board chooses to grant the request, Staff recommends five conditions.

The Public Hearing was opened.

<u>*Elenor Patterson*</u>, owner, requested approval for a family sports court. They would like to move the court due to trees and their septic tank location. She stated the HOA and neighbors approve of the location.

There were no further comments in favor of the request and no comments against the request.
The Public Hearing was closed.

Commissioner Harden asked the lighting condition to be modified to allow no lighting.
Commissioner Thomas encouraged the owner to place the retaining wall where proposed.

<u>ACTION:</u>

Motion:	Amrey Harden made a motion to approve Variance No. P25-0300 for Chip Patterson; Reduce the required setbacks for an accessory private recreational facility; ±0.75 acres; S2759 Allegheny Lane with five conditions, and #4 stating no exterior lighting allowed.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed to approve Variance #P25-0300 with five conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

<u>Consent Agenda:</u>

There were no items removed from the Consent Agenda.

<u>ACTION</u>

Motion:	Mark Saxon made a motion to approve the consent agenda as submitted.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

1) Approval of the Updates to the Personnel Policy.

2) Approval of the Bid Award for FY27 Bridge Repairs.

3) Approval of the Bid Award for Solid Waste and Recycling Collection and Disposal.

4) Approval of a Contract Amendment for Fire Hydrant Flow Testing and Inspections.

5) Approval of a Budget Amendment for the Runoff Election Expenses.

6) Approval of a GEFA Loan Modification for Construction of Calls Creek WRF Upgrade to 3 MGD.

7) Approval of an MOU with Brightside Company, LLC for Holiday Lighting at OVP.

8) Approval of an IGA with the City of Bogart for Code, Engineer, Fire, and Animal Services.

9) Approval of an IGA with the City of Bogart for Law Enforcement Services.

Adjourned:

Motion:	Mark Saxon made a motion to adjourn the meeting.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	**Motion Passed.**
Meeting Adjourned:	6:52 p.m.

John Daniell
Chairman John Daniell

Holly Stephenson
Holly Stephenson, County Clerk

8/4/26
Date